

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Winston-Salem Consortium State: NC

PJ's Total HOME Allocation Received: \$20,879,144 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 18			
% of Funds Committed	92.96 %	89.36 %	5	90.66 %	73	73	
% of Funds Disbursed	78.71 %	81.30 %	12	81.06 %	26	30	
Leveraging Ratio for Rental Activities	5.74	6.07	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.24 %	87.53 %	12	81.27 %	53	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.26 %	70.97 %	5	68.23 %	61	58	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.39 %	77.66 %	5	79.86 %	82	77	
% of 0-30% AMI Renters to All Renters***	52.79 %	36.84 %	7	44.82 %	68	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.87 %	1	94.65 %	100	100	
Overall Ranking:			In State:	2 / 18	Nationally:	84 83	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,729	\$9,894		\$25,419	841 Units	50.30 %	
Homebuyer Unit	\$14,107	\$11,266		\$14,530	362 Units	21.70 %	
Homeowner-Rehab Unit	\$18,645	\$24,072		\$20,251	223 Units	13.30 %	
TBRA Unit	\$5,420	\$1,758		\$3,156	246 Units	14.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winston-Salem Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,894	\$90,280	\$26,407
State:*	\$67,987	\$81,398	\$25,291
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	14.1	14.4	49.3	15.4
Black/African American:	85.0	76.5	49.3	82.1
Asian:	0.0	0.3	0.0	0.4
American Indian/Alaska Native:	0.6	0.3	0.4	0.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.4	0.4
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.6	0.0	0.4
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.2	8.0	0.4	0.8
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HOUSEHOLD SIZE:

1 Person:	40.5	13.0	50.2	51.6
2 Persons:	21.6	19.9	24.2	24.4
3 Persons:	20.9	35.9	9.9	15.4
4 Persons:	11.1	17.1	9.0	6.1
5 Persons:	3.8	8.6	4.0	1.2
6 Persons:	1.2	3.3	1.8	1.2
7 Persons:	0.1	1.4	0.9	0.0
8 or more Persons:	0.7	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.3	14.6	18.4	52.4
Elderly:	26.6	2.2	50.7	2.4
Related/Single Parent:	33.4	68.2	13.0	41.9
Related/Two Parent:	1.3	11.0	13.0	1.6
Other:	2.4	3.9	4.9	1.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	44.6	0.0 [#]
HOME TBRA:	0.4	
Other:	13.8	
No Assistance:	41.3	

of Section 504 Compliant Units / Completed Units Since 2001 13

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 84
(Percentile)

State Rank: 2 / 18 PJs

Overall Rank: 83
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	94.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	76.26	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.39	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.37	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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